

01116/22

I - 1099/22



6.10/22

3 पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL
 2/2/22
 P. 318917/22

M 288710

Certified that the document is admissible for registration. The signature sheets and endorsement sheets attached with document are the part of this document.

District Sub-Registrar-V
 Alipore, South 24 Parganas

07 FEB 2022

07 FEB 2022

DEVELOPMENT AGREEMENT

AND

POWER OF ATTORNEY

THIS DEVELOPMENT AGREEMENT AND POWER OF ATTORNEY is made on 2nd day of February, in the year Two Thousand Twenty Two (2022)

Subrata Bose
 Jagannath Halder

BETWEEN

Subrata Bose
 Jagannath Halder
 Partners of 'AAMAR BARI'
 as constituted attorney of
 Sri Anil kr Banerjee
 Sri Swapan Kr Banerjee
 Smt Basmat Halder
 Sri Amitava Banerjee

02 FEB 2022

Sl. No. 2388 Dt. _____ Rupees- **500/-**

Address _____

P.O. _____

P.S. _____

Vendor _____

C. BANERJEE (Advocate)
Alipore Police Court
Kolkata-700 027

JAYANTA DEY
ALIPORE POLICE COURT
Kolkata-27

Swarpan Ku Banerjee



V. C. T. P
632

Swarpan Ku Banerjee



V. C. T. P
633

Dr. (Anil Kumar Banerjee)



V. C. T. P
634

Baishakhi Bhosnick,

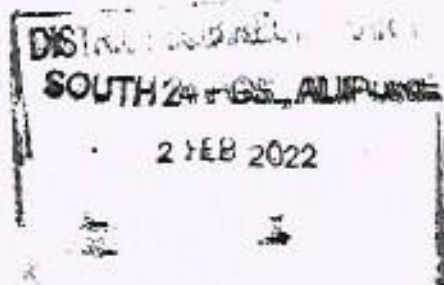


V. C. T. P
635

Anitara Bandyopadhyay,



31



1) **ANIL KUMAR BANERJEE**, (PAN: ADMPB5837F) (Aadhaar No. 7633 4825 3255) 2) **SWAPAN KUMAR BANERJEE** (PAN: AJMPB5678A) (Aadhaar No. 7667 7812 0777), both are sons of Late Santidhan Banerjee, 3) **AMITAVA BANERJEE** (PAN: EBSPB7330H) (Aadhaar No. 8032 0291 1869) and 4) **SMT. BAISHAKHI BHOWMICK** (PAN: CHAPB2228N) (Aadhaar No. 2139 9179 6548), both 3 & 4 are heirs of Late Sudhamoy Banerjee, all residing at 77, Beni Banerjee Avenuc, P.S. Kasba now Garfa, Kolkata - 700031, hereinafter called and referred to as the **FIRST PARTY/OWNERS** (which terms or expression shall unless excluded by or repugnant to the context shall be deemed to mean and include their and each of their respective heirs, executors, administrators, successor, legal representatives and assigns) of the **FIRST PART.**

AND

AAMAR BARI, (PAN: ABLFA6754B) a Partnership Firm having it's office at 64B, Tanupukur Road, P.O. Dhakuria, P.S. Kasba now Garfa, Kolkata - 700031 represented by its Partners (1) **SUBRATA BOSE** (PAN: AHRPB1107D) (Aadhaar No. 8884 1103 3734) son of Late Subhash Chandra Bose, by faith-Hindu; by occupation- Business, by Nationality-Indian, residing at 64B, Tanupukur Road, P.O. Dhakuria, P.S. Kasba now Garfa, Kolkata - 700031 and (2) **JAGONNATH HALDER**, (PAN: ABIPH8699H) (Aadhaar No. 8339 8245 6923) son of Sri Shiboram Halder, by faith-Hindu, by occupation- Business, by

Subrata Bose
Jagonnath Halder
Subrata Bose
Jagonnath Halder
Partners of 'AAMAR BARI'
as constituted attorney of
Sri Anil kr. Banerjee
Sri Swapan Kr. Banerjee
Smt. Baishakhi Bhowmick
Sri Amitava Banerjee



V.C. 77
636

AAMAR BARI

Subrata Bose
Partner



V.C. 77
637

AAMAR BARI

Jayramath Halder
Partner



Rahul Dhor
70, Lake S. Dhor
Ging Nayan
hol- 75

3

DISTRICT
SOUTH 24 PGS., ALIPUR
2 Feb 2022

Nationality-Indian, residing at 15R, Telipara Lane, P.O. Dhakuria, P.S. Kasba now Garfa, Kolkata - 700031, hereinafter called and referred to as the **SECOND PARTY/DEVELOPERS** (which terms shall unless excluded by or repugnant to the context be deemed to include it's respective executors, administrators, representatives and assigns) of the **SECOND PART.**

WHEREAS by a Deed of Conveyance dated August 2nd, 1932 and registered in office of the Joint Sub-Registrar, Behala and recorded in Book No. 1, Volume No, 20, Pages. 270 to 277 and Being No. 1571 for the year 1932, one Santidhan Banerjee for the consideration mentioned therein purchased and/or acquired ALL THAT piece and parcel of land being Plot No. 8 by ad-measurement containing an area of 03 Cottahs 10 Chittaks 17 Sq. Ft. a little more or less together with structure standing thereon, forming out of a premises in Tanupukur Road, Thana previously Tollygunge thereafter Kasba Now Garfa, Mouza Dhakuria, Holding No. 276 of Smart's Survey and comprised in Touzi No, 230/2 and 233, District 24-Parganas (South) and now within the Kolkata Municipal Corporation and being Premises No. 77, Beni Banerjee Avenue, P.S. Kasba now Garfa, Kolkata 700031, Ward No. 92, more fully and partly described in the Schedule "A" hereunder written.

AND WHEREAS the said Santidhan Banerjee submitted, the building Plan to the Corporation of Calcutta Now Kolkata Municipal Corporation for sanction which was duly sanctioned by the Corporation of Calcutta



21
SOUTH 24 PGS., ALIPOKE
2 FEB 2022

Now Kolkata Municipal Corporation bearing Building Sanction No.453 DIST. dated 02.12.1961, and completed the single storied building containing an area of 1200 Sq. Ft. and had been enjoying the same with his other Family members.

AND WHEREAS the said Santidhan Banerjee, a Hindu, died intestate on 11.02.1969 leaving behind him surviving his four sons namely Sailadhar Banerjee (since deceased), Sudhamay Banerjee (since deceased), Anil Banerjee and Swapan Kumar Banerjee and four daughters namely Jyotsna Chatterjee (since deceased), Abha Chatterjee (since deceased), Mamta Chakraborty and Anita Mukherjee as his only heirs and legal representatives and none else who all jointly inherited the estate of the said Santidhan Banerjee and/or the said entire landed property/premises. His wife predeceased him.

AND WHEREAS thus the said Sailadhar Banerjee (since deceased), Sudhamoy Banerjee (Deceased), Anil Banerjee, Swapan Kumar Banerjee, Jyotsna Chatterjee (since deceased), Abha Chatterjee (since deceased), Mamta Chakraborty and Anita Mukherjee became the joint and absolute owners in respect of the ALL THAT piece and parcel of land being Plot No. 8 by ad-measurement containing an area of 03 Cottahs 10 Chittaks 17 Sq. Ft. a little more or less land' together with single storied structure measuring about 1200 Sq. Ft, standing thereon, forming out of a premises in Tanupukur Road, Thana previously Tollygunge thereafter Kasba Now Garfa, Mouza Dhakuria,



Handwritten signature

SUB REGISTRAR-V
SOUTH 24 PGS., ALIPORE
2 FEB 2022

Holding No. 276 of Smart's Survey and comprised in Touzi No. 230/2 and 233, District 24 Parganas (South) and now within the Kolkata Municipal Corporation and being Premises No.77, Beni Banerjee Avenue, P.S. Kasba now Garfa, Kolkata 700031, Ward No. 92, District South 24 Parganas, for sake of brevity hereinafter referred to as 'the said entire landed property', more fully & particularly described in the Schedule-"A" hereunder written and/or each of them became the owner in respect of undivided, undemarcated 1/8th share and/or interest in the said entire landed property (described in Schedule - "A").

AND WHEREAS the aforesaid said Saïladhar Banerjee (since deceased), (Sudhamoy Banerjee), Anil Banerjee, Swapan Kumar Banerjee, Jyotsna Chatterjee (since deceased), Abha Chatterjee (since deceased), Mamta Chakraborty and Anita Mukherjee, became entitled to the said entire landed property (described in Schedule - "A") by way of inheritance absolutely and forever in equal shares and each of them became the absolute owners of undivided, undemarcated 1/8th (12.5%) Share/Portion in respect of the said land measuring about 7 chittaks 13.375 sq. ft. more or less of undivided undemarcated portion of land out of the said land of 03 cottahs 10 Chittaks 17 Sq. Ft. more or less together with undivided, undemarcated unpartitioned 1/8th (12.5%) shares/portions in respect of the said structure measuring about 150 sq. ft. more or less i.e. one number of single storied building of undivided undemarcated portion of structures out of the total constructed area of



[Handwritten signature]

DISTRICT SUB REGISTRAR-V
SOUTH 24 PGS., ALIPORE
2 FEB 2022

more or less 1200 sq. ft. area more or less single storied Pucca building out of a premises in Tanupukur Road, Thana previously Tollygunge there after Kasba Now Garfa, Mouza Dhakuria, Holding No. 276 of Smart's Survey and comprised in Touzi No. 230/12 and 233, District 24 Parganas (South) and now within the Kolkata Municipal Corporation and being Premises No. 77, Beni Banerjee Avenue, P.S. Kasba now Garfa, Kolkata-700 031, Ward No. 92, District- South 24 Parganas, Sub Registration office Alipore, and also well and sufficiently entitled to having all right title, interest at all material times were in possession of the said entire landed property more fully and particularly described in the 'Schedule-A' hereunder written.

AND WHEREAS thereafter the said Jyotsna Chatterjee, a Hindu, died intestate on 29.04.1995 leaving behind her surviving two daughters namely Sumitra Samaddar and Suchitra Chakraborty as her only joint legal heirs and successors in respect of her undivided 1/8th share of the said property each having undivided 1/16th share of the entire property left by the said Late Santidhan Banerjee.

AND WHEREAS the said Abha Chatterjee, a Hindu, also died intestate on 20.12.2013 leaving behind her surviving her only son Jyoti Sankar Chatterjee as only legal heirs of her undivided 1/8th share of the said entire property as her husband died prior to the death of the said Abha Chatterjee.

Subrata Bose
Jagannath Halder
Subrata Bose
Jagannath Halder
Partners of 'AAMAR DARR'
as constituted by
Sri Anil Kumar
Sri Sankar
Smt. Banerjee
Sri Amitava Banerjee

AND WHEREAS the said Jyoti Sankar Chatterjee while possessing and enjoying undivided 1/8th share of the entire property and Sumitra Samaddar and Suchitra Chakraborty jointly totaling 1/4th share of the entire property, by virtue of a registered Deed of Gift dated 9th April, 2014 registered in the office of the District Sub-Registrar - III at Alipore, 24-Parganas (south) and recorded in Book No. 1, CD Volume No. 7, Pages from 4889 to 4900, Being No.03013 for the year 2014, granted, gifted and transferred undivided 1/4th share in respect of the entire property unto and favour of Sri Swapan Kumar Banerjee.

AND WHEREAS the said Sailadhar Banerjee died intestate on 05.05.1996 leaving behind him surviving his wife (1) Smt. Rekha Banerjee and two sons namely (2) Subrata Banerjee and (3) Sandip Banerjee, as his legal heirs and successors in respect of his undivided 1/8th share of the said property to inherit the same as per provisions of Hindu Succession Act.

AND WHEREAS thus the said (1) Smt. Rekha Banerjee (2) Sri Subrata Banerjee and (3) Sri Sandip Banerjee while being the joint owners of all that undivided 1/8th share of the entire property, by virtue of a registered Deed of Gift dated 9th April, 2014 registered in the office of the District Sub-Registrar III at Alipore, 24 Parganas (South) and recorded in Book No 1, CD Volume No. 16, Pages from 6520 to 6537, Being No. 06917 for the year 2014 granted, gifted and transferred

undivided 1/8th share in respect of the entire property unto and also in favour of Sri Swapan Kumar Banerjee.

AND WHEREAS the Co-Owners namely Mamata Chakraborty and Anita Mukherjee thereafter sold their undivided, undemarcated unpartitioned 2/8th (25%) Shares/Portions of structures out of the total constructed area of more or less 1200 sq. ft. area more or less Single Storied Pucca building out of a premises in Tanupukur Road, being Plot No. 8, Thana previously Tollygunge there after Kasba Now Garfa, Mouza Dhakuria, Holding No, 276 of Smart's Survey and comprised in Touzi No. 230/2 and 233, District 24 Parganas (South) and now within the Kolkata Municipal Corporation and being Premises No. 77, Beni Banerjee Avenue, P.S. Kasba now Garfa, Kolkata 700 031, Ward No. 92, District South 24 Parganas, Sub Registration office Alipore by virtue of a registered Deed of Sale dated 27th December, 2021 registered in the office of the District Sub-Registrar - V at Alipore, 24-Parganas (south) and recorded in Book No. I, CD Volume No. 1630-2021, Pages from 207285 to 207320, Being No. 163006076 for the year 2021 unto and in favour of Sri Swapan Kumar Banerjee.

AND WHEREAS the parties to the First Part are now the only owners of the landed property being plot No. 8 by ad-measuring containing an area of 03 cottahs 10 chittacks 17 sq. ft. a little more or less together with structure standing, thereon measuring approximately 1200 sq. ft. formed out of a premises in Tanupukur Road, Thana previously

Tollyguage there after Kasba Now Garfa, Mouza -Dhakuria, Holding No. 276 of Smart's Survey and comprised in Touzi No. 230/2 and 233, District-South 24 Parganas, and now within the Kolkata Municipal Corporation and being Premises No. 77, Beni Banerjee Avenue, P.S. Kasba now Garfa, P.O.- Dhakuria, Kolkata-700031, Ward No. 92 of Kolkata Municipal Corporation and seized and possessed thereof more fully described in the Schedule-"A" hereunder written confirms:-

- A. The Owners are seized and possessed of and is otherwise well and sufficiently entitled to the said Schedule -"A" property together with rights, title and interests thereof is in enjoyment of the same peacefully, freely absolutely and without any interruption from any corners after mutating their names in the records of Kolkata Municipal Corporation and on payment of taxes time to time, without any let or hindrance, whatsoever.
- B. The Owners declare that the said property is absolutely free from all and any manner of lis-pendens, attachments, charges, liens, claims, encumbrances, trusts, mortgages and any collateral security whatsoever. Further it has not been notified to be acquired or requisitioned by the Government or any statutory bodies and no portion is affected by any alignment or any other scheme.

Jagannath Halder

Subrata Bose
Jagannath Halder
Partners of 'AAMAR BARI'
as constituted attorney of
Sri Anil K. P. ...
Sri Swarn ...
Smt. Banstee ...
Sri Ananta Banerjee

- C. The Owners above named intend to develop the said property by construction of a multistoried building thereon. But due to lack of finance and other personal difficulties, the Owners are not in a position to materialize their desire and as such requested the Developer to undertake development work of the said property. The owners shall cooperate with the parties of the second part till the completion of the new development in the said property, provided the Developer abide by the stipulation mentioned herein.
- D. The Owners and the Developer after deliberations and negotiations and after their satisfaction as to the Developer and the Owners agreed to enter into this agreement for development/ construction/reconstruction of the said property by building multistoried building with several residential flats, shops and car parking space of different shapes and sizes for mutual benefits of both the owners and developer abovenamed.
- E. It has been decided that the owners will be provided three residential flats with all fittings and fixtures each measuring around 620 sq. ft. more or less built up area out of which one in the first floor (South East portion), one in the second floor (South East portion) and one in the third floor (North East portion) together with one shop on the ground floor measuring more or

Subrata Bose
Jagannath Haldar

less 100 sq ft built up area and one car parking space measuring more or less 137 sq ft built up area at 77, Beni Banerjee Avenue, P.S. Kasba now Garfa, Kolkata-700 031, Ward No. 92, District South 24 Parganas and a non refundable amount of Rs.31,00,000/- (Rupees Thirty One Lakhs) only. The construction of the said each residential flat will be made as per specification of work annexed hereto. The said flat will consist of 2 bed rooms, 1 kitchen cum dining room, 1 toilet and one W.C. with a verandah.

- A. The Owners undertakes to indemnify and keep the Developer or its nominees, indemnified against any and every form/ part of third party claim, action and demand whatsoever that may arise due to defect in title relating the said Schedule. -"A" property.
- B. The parties abovenamed deem it expedient to put into writing the terms and conditions agreed between the parties hereto and

NOW THEREFORE THIS AGREEMENT WITNESSETH as follows:-

ARTICLES-1: DEFINITION

Unless repugnant to the subject or context thereof,, the following expression herein used shall carry the meanings hereunder respectively assigned to them namely :-

Subrata Bose
Jagannath Halder
Subrata Bose
Jagannath Halder
Partners of 'AAMAR BARI'
as constituted attorney of
Sri Anil Kr. Banerjee
Sri Swapnil
Smt. Basanti
Sri Amitava Banerjee

- 1) **SAID PROJECT** shall mean in all respect the Schedule -"A" property hereof in place of which the said multistoried building with lift facility to be constructed as hereby proposed and to be sanctioned by the Kolkata Municipal Corporation.
- 2) **DEVELOPER** shall mean the development concern herein above as the parties to the Second Part hereof.
- 3) **BUILDING** shall mean the multistoried building and structures to be constructed in place of old structure at the said premises No. 77, Beni Banerjee Avenue, P.S. Kasba now Garfa, Kolkata 700 031, District South 24 Parganas under Ward No. 92 of Kolkata Municipal Corporation as per the plan to be sanctioned by the K.M.C.
- 4) **COMMON FACILITIES** shall include roads, water pipes, service lines, drains, sewers and electric and telephone wiring, corridors, passage ways, stair case, open spaces and other places and facilities whatsoever appurtenant to the said property, to be used and enjoyed by the owner of the apartments.
- 5) **SANCTIONED PLAN** shall mean the plan or plans to be sanctioned by the Kolkata Municipal Corporation (in short, K.M.C.) and/or other body or authority concerned with the sanction of the construction plans for constructions of building/buildings at the said premises No. 77, Beni Banerjee Avenue, P.S. Kasba now Garfa, Kolkata 700 031, District South 24 Parganas under Ward No. 92 of Kolkata Municipal

Corporation, shall include any fresh plan and/or amendments thereto and/or modifications therein made or cause to be made by the developer from time to time.

- 6) **MAINTENANCE ORGANISATION** shall mean forming a Society or Syndicate or Association or Company to maintain the said multistoried building.
- 7) **USEABLE PLACE** shall mean space in the multistoried building available for independent use and occupation after making due provisions for common facilities and space required thereof.
- 8) **OWNERS' ALLOCATION** shall mean a three self contained residential flats with all fittings and fixtures each measuring around 620 sq. ft. more or less built up area out of which one in the first floor (South East portion), one in the second floor (South East portion) and one in the third floor (North East portion) together with one shop on the ground floor measuring more or less 100 sq ft built up area and one car parking space measuring more or less 137 sq ft built up area at 77, Beni Banerjee Avenue, P.S. Kasba now Garfa, Kolkata 700 031, Ward No. 92, District South 24 Parganas. The construction of the said each residential flat will be made as per specification of work annexed hereto. The said flat will consist of 2 bed rooms, 1 kitchen cum dining room, 1 toilet and one W.C. with a verandah. The owners would also be

provided with a non refundable amount of Rs.31,00,000/- (Rupees Thirty One Lakhs) only in the manner that Rs. 21,00,000/- as advance and Rs.10,00,000/- at the time of execution of this Development Agreement cum Power of Attorney and mentioned in Schedule "B" hereof.

- 9) **DEVELOPER'S ALLOCATION** shall mean the balance of the space/flats/car parking spaces/shops in the new multistoried building as mentioned in Schedule "C" hereof after providing the Owner's Allocation.
- 10) **ADVOCATE** shall mean **SRI ANIRBAN GHOSH**, Advocate High Court, Calcutta.
- 11) **FORCE MAJEURE** shall mean and include flood, earthquake, riot, war, storm, tempest, labour trouble, civil commotion strike lock out, COVID pandemic and any act or omission beyond the control of the developer.

ARTICLE-II: CONSIDERATION

1. That the subject of this deed between the owner and the developer are the said property more fully mentioned and described in the Schedule "A" hereunder written for utilizing the same for construction/reconstruction of the building/buildings and/or structures.

Subrata Bose
Jagannath Halder
Subrata Bose
Jagannath Halder
Partners of 'AAMAR BARI'
as constituted attorney of
Sri Anil Kr Banerjee
Sri Swapan Kr Banerjee
Smt. Baishakhi Bhawanick
Sri Amitava Banerjee

2. That the Owner does hereby grant her consent to the Developer to develop the said property and to construct multistoried building on the said property at the cost and expenses of the Developer subject to the terms and conditions mentioned hereunder.
3. That the Developer shall construct the new multistoried building consisting of several numbers self contained flats, shops and car parking spaces in place of the Schedule -"A" property according to sanction plan or revised plan by the Kolkata Municipal Corporation.
4. That the Developer undertakes to construct the new building after demolition of old structure of the said premises out of its own funds and/or other resources and shall construct straight three or four storied building as per sanction plan to be issued by the Kolkata Municipal Corporation.
5. That on completion of the proposed building and in consideration of this agreement the Owner shall be handed over three self contained residential flats with all fittings and fixtures measuring each around 620 sq. ft. more or less built up area - one in the first floor (South East portion), one in the second floor (South East portion) and one in the third floor (North East portion) along with one shop on the ground floor measuring more or less 100 sq

ft built up area and one car parking space measuring more or less 137 sq ft built up area at 77, Beni Banerjee Avenue, P.S. Kasba now Garfa, Kolkata 700 031, Ward No. 92, District South 24 Parganas and a non refundable amount of Rs.31,00,000/- (Rupees Thirty One Lakhs) only more fully mentioned and described in the Schedule -"B" hereunder written while the Developer shall be entitled to the rest of the portions as described in the Schedule -"C" property hereof and shall be entitled to realize the constructions cost, expenses and profit from the owner hereof by selling the Developer allocated Schedule -"C" property to the intending buyers of the newly constructed flats or rooms or other portions or car parking spaces or shops of Schedule -"C" property of the said constructed building.

6. That the owners shall have no objection that after demolition of the old structure, all scraps shall be sold by the Developer and the owners shall not have any claim of share from thereat.
7. That the owners shall have no objection if the developer shall construct additional floor/floors as it may be approved by the K.M.C and in that event, the proportionate share of additional structure to be provided to the owners. The Developer shall submit the Building Plan to the Kolkata Municipal Corporation

Subrata Bose
Jagannath Halder
Subrata Bose
Jagannath Halder
Partners of 'AAMAR BARI'
as constituted attorney of
Sri Anil Kr. Banerjee
Sri Swapan Kr. Banerjee
Smt. Balshakhi Bhowmick
Sri Amitava Banerjee

within 6 (six) months after registration of Development Agreement and Power of Attorney.

8. That the owners shall have no claim in respect of any FAR upto the floors as per sanctioned plan of K.M.C. in the proposed building to be constructed at premises being No. 77, Beni Banerjee Avenue, P.S. Kasba now Garfa, Kolkata 700 031, under Ward No. 92 of Kolkata Municipal Corporation, District South 24 Parganas.
9. The members of Owners' Association shall mutate their names in the corporation records in respect of their respective flats in the newly constructed building and shall bear and pay regularly all rates and taxes, outgoing maintenance charges in respect of their purchased or occupied flats and common areas and shall pay proportionate share of taxes, outgoing maintenance charges to the Kolkata Municipal Corporation.
10. The construction of the building shall be completed in every respect by the Developer within a period of 24 months from the date of actual commencement of the multistoried building in terms of the sanction plan from K.M.C after demolition of existing old dilapidated structure. Upon completion of construction in terms of the plans sanctioned by the K.M.C., the Developer shall

Subrata Bose
Jagannath Halder
Subrata Bose
Jagannath Halder
Partners of 'AAMAR BARI'
as constituted attorney of
Sri Anil kr. Banerjee
Sri Swapn Kr. Banerjee
Smt. Beishakhi Bhowmick
Sri Amitava Banerjee

take steps to obtain the completion certificate in respect of the proposed new multistoried building from K.M.C.

11. That for the purpose of shifting of the owners during the work of construction, the developer undertakes to relocate the owners to rented accommodation, so to be arranged by the Developer. The parties hereto covenants and agrees that the maximum limit of rent/occupational charges for relocating all the owners shall not exceed Rs. 20,000/- per month. The said rent will be provided till the owners are put in the newly constructed flats.

ARTICLE - III: BUILDING/CONSTRUCTION

1. That the Developer shall construct and complete the proposed multistoried building by utilizing standard building materials as follows :-

STRUCTURE AND FOUNDATION :- Building designed on R.C.C. Foundations confirming to national Building Code Rules of Concerning Authority or as per sanction plan floor and design.

FLOOR & SKIRTING :- All bed rooms and dining will be made by Vitrified Floor tiles with 4" skirting dado for common areas.

TOILETS :- Toilets will be provided with PVC pipe for general water supply from over head tank with water connection from reasonable source. One standard white basin, one white Indian

commode for toilet and walls have glazed tiles upon 6'-0" height all around and flooring will be of non skid tiles.

KITCHEN :- Kitchen will have granite kitchen top/table with glaze tiles upto 3½ ft over and above the skirting's and provision a cut round shape on the wall or exhaust fan. Kitchen floors shall be of non skid tiles.

DOORS & DOORS FRAMES :- All doors will have wooden frame and Flush door 30 mm. Entrance door of the flat shall be made of flush door with decorated lamination.

WINDOWS FRAME & GRILLS:- All windows frames shall be made of aluminium sliding with shutters along with M.S. Grills Guard Bar of suitable design, clear sheet Glass.

INTERNAL WALLS:- Plaster walls finished with wall putty, Bricks works will be done 8" thickness for external and 3" for internal partition walls,

EXTERNAL WALLS :- External walls to be two coated with water proof cement paint.

ELECTRICAL WIRING :- All concealed wiring in every rooms, toilet, kitchen, living - cum - dining and verandah.

Subrata Bose
Jagannath Halder

Subrata Bose
Jagannath Halder
Partners of 'AAMAR BARI'
As constituted attorney of
Sri Anil Kr. Banerjee
Sri Swapan Kr. Banerjee
Smt. Baishakhi Dhowmick
Sri Amitava Banerjee

BED ROOM :-

1. One bracket light point.
2. One tube - light, point.
3. One ceiling fan point.
4. One night lamp point.
5. One 6 pin plug point on switch board.

LIVING/DINING :-

1. One tube-light point.
2. One bracket light point.
3. One ceiling fan point.
4. One 5 AMP, point.
5. One 5 pin plug point on switch Board.
6. One T.V. Antenna concealed pipe line layout only.
7. One Electric Call bell attached at Flat entrance.

TOILET & KITCHEN :-

1. One Ex-fan point.
2. One light point.
3. One Geyser point in the main toilet.

Anything extra is demanded by the Owner or intending Purchaser apart from the technical specification given as aforesaid that shall be made or done by the cost of the owner or intending purchaser payable in advance according to the market price to the Developer.

2. That the Developer hereby authorized and empowered in relation to the said construction so far as may be necessary to apply and obtain quotas, entitlements and other allocations of or for cement, steel, bricks and other materials allocable to the owner for the construction of the said proposed building and similar to apply for and obtain temporary and/or permanent connection of water electricity, power, gas and other inputs and facilities required for the construction or enjoyment of the building for which the owner do hereby execute a General Power of Attorney in favour of the Developer and/or its nominee or nominees and all such Power of Attorney and other authorities, as shall be required by the Developer for the purpose of construction and allied job and the owner shall also sign all such application and other documents as shall be required for the purpose or otherwise or in connection with the construction of the proposed building from time to time.
3. That the owners shall not interfere with or obstruct in any manner the execution and completion of work of development and construction on the land or premises No. 77, Beni Banerjee Avenue, P.S. Kasba now Garfa, Kolkata 700 031, under Ward No. 92 of Kolkata Municipal Corporation, District South 24 Parganas unless it is not according to the law.

Subrata Bose
Jagannath Halder

Subrata Bose
Jagannath Halder
Partners of 'AAMAR BARI'
as constituted attorney of
Sri Anil Kr. Banerjee
Sri Swapan Kr. Banerjee
Smt. Balshakhi Bhowmik
Sri Anil

ARTICLES - IV : OWNER OBLIGATIONS

1. That until completion of all the formalities the owners permit the developer and their representatives to have access to those premises for soil testing, mapping and other necessities for Development and construction of the said property at the cost of the developer.
2. That all Municipal taxes due and payable in respect of the said property shall be paid by the owners. However it has been decided that the Developer shall pay the Municipal taxes pending as on date which will be adjusted with the consideration amount paid by the Developer to the Owners.
3. That if there be any claim, demand, tax litigation of any their Court orders whatsoever, against the owner than it is a condition of this agreement that the work of development and/or construction of the said building/buildings and or other matters incidental to the agreement shall Not any time during the said construction be stopped prevented or delayed in any manner, whatsoever by the owners.
4. That the owners shall not revoke or cancel this agreement in any circumstances, whatsoever provided under the terms in hereunder provided. The owners undertake not to transfer, mortgage, charge or Lease or in any way encumber the said

Property or land which is the subject of this agreement, during the period of construction and till the date of delivery of the Owners' Allocation. If by any act or omission on the part of the owners, the Developer are prevented or obstructed from carrying out the purpose of this agreement on the work of development and construction at the said building/ buildings then the owners shall be responsible for indemnifying the developer against all expenses charges and the claim. The developer against all expenses charges and the claims to be determined in accordance in law. However, such undertaking will stands only if all terms and condition set in this agreement are adhered to and fulfilled by the developer.

5. That in respect of the ultimate roof right in the proposed building all the intending flat purchaser/s shall have right according to their proportionate ratio.
6. The owners shall supply and handover all the relevant document including the mother deed of conveyance/s to the developer to enable the developer to draw the proposed plan and to proceed with the development work. The developer shall give in writing as to which original deed and documents are in their custody to the owners. On the completion of the multi-storied building, after selling of the allocated portion of the developer and on receipt of

the completion plan, the original deeds and documents shall be handed over by the Developer to Mr. Swapan Kumar Banerjee, who shall thereafter on formation of the Owners' Association hand over the same to the Association, for future reference for each of the flat owners.

ARTICLES-V: DEVELOPER'S OBLIGATIONS

1. The developer shall complete the proposed construction upon the land of the said premises within 24 (twenty-four) months, from the date of actual commencement of the multistoried building in terms of the sanction plan from KMC after demolition of existing dilapidated building. That the developer may extend the said time for 6 (six) months only due to any unavoidable circumstances, otherwise the owners have liberty to cancel this agreement after expiry of the stipulated period or such extended period as aforesaid. The developer shall submit the proposed plan for sanction preferably within 6 (six) months from the date of execution of this agreement, keeping this terms and conditions same.
2. That the developer shall raise the construction upon land of the premises with their own cost and expenses and the developer, shall have liberty to construct the proposed building by engaging

any contractor sub-contractor and/or by engaging any other construction company.

ARTICLE-VI: RIGHTS

1. That the developer will have right of assigning those right under this agreement in favor of any persons, firms, company or association subject.
2. The developer shall be entitled to occupy and use the premises Subject to the terms of this agreement for the duration of the project. The developer shall be entitled to use the said premises for setting up a temporary site office and/or quarters for its guard and other staff and shall further be entitled to put up sign board and advertisement in the Project.
3. Upon being inducted into the premises the developer shall be at liberty to do all works as is required for the project and to utilize the existing electricity and water, if any in the premises as its costs and expenses. The developer shall have the right to obtain temporary connection of utilities for the project and the owner shall sign and execute all papers and documents necessary. Therefore by the concerned authorities for such utilities required.
4. The Developer will be entitled to make publicity and advertisement in all possible. Manner for the benefit of commercial the cost expenses and business profit.

ARTICLE-VII : RESTRICTIONS

1. The owner as well as the developers shall abide by all Bye Laws, Rules and Regulations if the associations or society that may be formed in the due course.
2. The owners as well as the developer shall not do any act, deed or thing whereby enjoyment or any common facilities between the several flat owners in the building may be obstruction.

ARTICLE-VIII: DEFAULT

The owners and developer shall not be considered to be in breach of any obligations hereunder to the extent that the performance of the relevant obligation are prevented by the existence of force Majeure, with a view be a suspended for the duration of the force. Majeure shall be a suspended for the duration of the force majeure or to the extent effected by the force majeure.

ARTICLE - IX HOLDING ORGANISATION/ASSOCIATION

1. That the intending purchaser/s or occupier/s jointly form a society or other body herein called the (maintenance organization) to take charge of the management of the proposed building's common facilities and the up-keep and maintenance

Subrata Bose
Jagannath Halder
Subrata Bose
Jagannath Halder
Partners of 'AAMAR BARI'
as constituted attorney of
Sri Anil kr. Banerjee
Sri Swapan Kr. Banerjee
Smt. Balshakhi Bhowmick
Sri Amitava Banerjee

thereof and such maintenance organization shall be authorized to do and enter any act deeds, matter and thing as shall or may be required for the maintenance and up-keep of the common facilities of buildings for their mutual benefits.

2. That the intending purchaser/s and/or shall take the flats/spaces in the purposed multistoried building subject to their agreeing for maintenance of common services and for payment of charges for common services like estate management repairs, etc, and subject to the terms of occupancy.
3. That till a society, association or any other appropriate body is formed in respect of the proposed multistoried building by the flat holders the responsibility for running common facilities and services, maintenances of the building by way intending purchaser/s or occupier/s jointly on the used being and charges.
4. The owners hereby declare that the said property is free from all encumbrances and any manner of impendence attachments, charges, liens or mortgages whatsoever and the owners hereby undertakes to indemnify and keep indemnified the developer from and against any and all actions, charges, claims, encumbrances and mortgages or any third party rights whatsoever in the said property.

Subrata Bose
Jagannath Halder
Subrata Bose
Jagannath Halder
Partners of 'AAMAR BARI'
as constituted attorney of
Sri Anil kr. Banerjee
Sri Swapan Kr. Banerjee
Smt. Balshakhi Bhawanick
Sri Amitava Banerjee

5. The owners hereby undertake that the developer shall be entitled to construct and complete the building on the property and according to provisions of Kolkata Municipal Corporation and assign the flats to any party or parties without any interference from the owners or any person claiming in the said building and the owners further undertakes to indemnify and been indemnified the developer from and against all losses, damage, costs, charges and expenses incurred as a result of any breach of the undertaking on the part of the owners.

ARTICLES-X: TRANSFER

1. That it is hereby agreed by and between the parties hereto that the developer shall have the exclusive rights to negotiate enter into agreement and receive consideration in advance from the prospective buyers, intending holder/occupier of flats/space in the said proposed building for the allotted portion/portions of the developer and the developer shall have absolute right to sale the aforesaid flats in respect of its shares to the intending purchasers by executing necessary deed of conveyance.
2. That the said Deed or any documents of transfer of right in the said flats/spacer of the proposed building/buildings to the prospective/intending buyers. The money whichever be received by the developer for such sale and/or transfer or right of the

developer's allocation will be exclusive money of the developer towards the cost, expenses of construction and business profit.

3. That the owners hereby agrees to execute a Registered Power of Attorney in favour of the developer or its nominee at the cost of the developer as the case may be to convey, sale and transfer, the flats/spaces in respect of the proposed building to the allottees or to such other person/persons, who may be nominated by the developer in that regard, in such part or parts as the developer shall desire.

ARTICLE-XI: MISCELLANEOUS

1. That no charges, modifications or alterations to this agreement shall be done without the written consent of the owner and the written consent of the developer.
2. That the owners and the developer undertake not to do any act which may in any manner contravene the terms of this agreement in respect of the property.

ARTICLE-XII: JURISDICTION

Only the Civil Court having territorial and pecuniary Jurisdiction over the property to try and entertain any matter arising out of these presents and/or in pursuance of these presents.

Subrata Bose
Jagannath Halder
Subrata Bose
Jagannath Halder
Partners of 'AAMAR BARI'
as constituted attorney of
Sri Anil kr. Banerjee
Sri Swapan Kr. Banerjee
Smt. Baishakhi Bhowmick
Sri ...

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS that We, 1) ANIL KUMAR BANERJEE, (PAN: ADMPB5837F) (Aadhaar No. 7633 4825 3255) 2) SWAPAN KUMAR BANERJEE (PAN: AJMPB5678A) (Aadhaar No. 7667 7812 0777), both are sons of Late Santidhan Banerjee, 3) AMITAVA BANERJEE (PAN: EBSPB7330H) (Aadhaar No. 8032 0291 1869) and 4) SMT. BAISHAKHI BHOWMICK (PAN: CHAPB2228N) (Aadhaar No. 2139 9179 6548), both 3 & 4 are heirs of Late Sudhamoy Banerjee, all residing at 77, Beni Banerjee Avenue, P.S. Kasba now Garfa, Kolkata - 700031 SEND GREETINGS.

WHEREAS the principals are the present owners in respect of the Premises No. 77, Beni Banerjee Avenue, P.S. Kasba now Garfa, Kolkata 700 031, under Ward No. 92 of Kolkata Municipal Corporation, District South 24 Parganas, more fully described in the Schedule below and absolute seized and possessed of or otherwise well and sufficiently entitled to the said property.

AND WHEREAS on account of our engagements WE are unable to look after the schedule property and for the better and efficient management of the said schedule property required to appoint men and agents as our constituted attorneys.

NOW KNOW ALL MEN THAT WE, do hereby nominate, constitute and appoint (1) *SUBRATA BOSE (PAN: AHRPB1107D) (Aadhaar No. 8884 1103 3734) son of Late Subhash Chandra Bose, by faith-Hindu, by

Subrata Bose
Jagannath Holder
Partners of 'AAMAR BARI'
as constituted attorney of
Sri Anil Kr. Banerjee
Sri Swapan Kr. Banerjee
Smt. Baishakhi Bhowmick
Sri Amitava Banerjee

Subrata Bose
Jagannath Halder



[Handwritten signature]

DISTRICT SUB REGISTRAR-V
SOUTH 24 PGS., ALIPORE

2 05 2022

occupation- Business, by Nationality-Indian, residing at 64B, Tanupukur Road, P.O. Dhakuria, P.S. Kasba now Garfa, Kolkata - 700031 and (2) **JAGONNATH HALDER**, (PAN: ABIPH8699H) (Aadhaar No. 8339 8245 6923) son of Sri Shiboram Halder, by faith-Hindu, by occupation- Business, by Nationality-Indian, residing at 15R, Telipara Lane, P.O. Dhakuria, P.S. Kasba now Garfa, Kolkata - 700031 (Partners of "**AAMAR BARI**", (a Development concern having it's office 64B, Tanupukur Road, P.O. Dhakuria, P.S. Kasba now Garfa, Kolkata - 700031) as our true and Lawful Attorneys for us in our names and on our behalf to do and execute and perform or cause to be done executed and performed all or any act to demolish, development, construction, sale of the flats, settlement, registration of Deed of Conveyance in respect of our premises being No. Premises No. 77, Beni Banerjee Avenue, P.S. Kasba now Garfa, Kolkata 700 031, Ward No. 92, District South 24 Parganas, hereinafter referred to as the **SAID PROPERTY** fully described in the Schedule- A below.

AND WHEREAS referencing the above Registered Agreement for Development, and for smooth development work, we, the Principals/Landowners do hereby appoint the said attorney holders as our true authorized and lawful attorneys in our name and on our behalfs to do exercise and perform all and every or any of the deeds, matters and things as mentioned hereinafter.

Subrata Bose
Jagannath Halder
Subrata Bose
Jagannath Halder
Partners of 'AAMAR BARI'
as constituted attorney of
Sri Anil Kr. Banerjee
Sri Swapan Kr. Banerjee
Smt. Balakshi Bhowmik
Sri Amitava Banerjee



2/6

DISTRICT SUB REGISTRAR
SOUTH 24 PGS., ALIPORE
2 FEB 2022

1. To appear and represent before the authorities of Kolkata Municipal Corporation, CESC Ltd., Income Tax Department Authorities, under the Town and Country Planning Act, Registrar of Assurances, Kolkata, District Registrar, Additional District Sub-Registrar, and before all other statutory and local bodies as and when necessary for the purpose of construction of new building/s and do all the needful as per the terms and conditions mentioned in the aforesaid registered Agreement for Development for allotment/registration and sale of flats, shops, garage spaces of Developer's Allocation.
2. To apply, obtain electricity, Gas, Water, Sewerage orders and permissions from the necessary authorities as to expedient for sanction, modification and/or alteration of the development, plans and also other papers and documents as may be required by the necessary authorities and to appoint Engineers, Architects and other Agents and Sub-Contractor for the aforesaid purpose as the said Attorney may think fit and proper.
3. To manage and maintain the said premises including the building/s to be constructed thereon.
4. To sign, verify and file applications, forms, building plans and revised building plans for multi storied building/s, deeds, documents, and papers in respect of our said project before Kolkata Municipal Corporation or before any other statutory authorities for the purpose of maintenance, protection,



[Handwritten signature]

DISTRICT SUB REGISTRAR
SOUTH 24 PGS., ALIPORE
2 FEB 2022

preservation and construction of building/s over and above the said premises.

5. To pay all Municipal/Corporation and other statutory Taxes, Rates and charges in respect of the said land and premises on our behalves and in our names as and when the same will become due and payable.
6. To enter into any Agreement for Sale, Memorandum of Understanding and/or to execute deed of amalgamation with neighbour's plot of land of the schedule property and/or any other instruments and deeds and documents in respect of sale of flat/s, units and/or car parking spaces within Developer's Allocation in the said new building/s in favour of the intending purchaser/s in terms of the said registered Agreement for Development. To take finance/loan in their name or in the name of intending purchaser/s from any nationalized financial institution by depositing and mortgaging flat/flats/shop/s/garage/s from Developer's Allocation and to sign in the papers and documents for the said for Sale, Memorandum of understanding and/or Deed of Conveyance, and/or any other instrument and document in respect of sale of flat/s, shop/s, units and/or car parking spaces in the said new building/s in favour of the intending purchaser/s relating to Developer's Allocation as per said registered Agreement for Development.

Subrata Bose
Jagannath Halder
Subrata Bose
Jagannath Halder
Partners of 'AAMAR BARI'
as constituted attorney of
Sri Anil K. Banerjee
Sri Swapnil K. Banerjee
Smt. Balshakti Bhawanick
Sri Amitava Banerjee

7. To receive the consideration money in cash or by cheque/draft from the intending purchaser or purchasers for booking of flat/s shops/garages or units or car parking spaces relating to Developer's Allocation and to grant receipts thereof and to give full discharge to the purchaser/s as our lawful representatives.
8. To do all the needful according to the collection mentioned in the said Registered Agreement for Development regarding negotiation, agreement/contact for sale of flats, garages, covered spaces and car parking spaces within the Developer's Allocation.
9. To instruct the Advocate/lawyer for preparing and/or drafting such agreements, instruments, deeds & documents and other such papers as per the terms and conditions agreed upon by both the parties in the aforesaid Agreement for Development, as may be necessary for the purpose for sale of the flats/units and car parking spaces in the said building/s relating to Developer's Allocation in our said premises.
10. To commence, prosecute, enforce, defend, answer and oppose all actions, demands and other legal proceedings touching any of the matter concerning our said premises or any part or portion thereof.
11. To sign, declare and/or affirm any plaint, written statement, petition, affidavit, verification, vokalnama, warrant of attorney, Memo of Appeal or any other documents or papers in any proceedings relating to our said premises or in any way

connected therewith, arising out of the agreements and relating to the construction to be made in the premises.

12. That our Attorneys shall take all the necessary steps before the proper Registering Officer by signing, presenting and executing proper Agreement for Sale/Deeds of Conveyance in favour of any intending purchasers according to the condition mentioned in the aforesaid registered Development Agreement on behalf of the Developer's allocation only.
13. For all or any of the purposes herein before stated and to appear and represent us before all concerned authorities having jurisdiction over our said premises as per the condition mentioned in the said registered Development Agreement.
14. The Attorneys will do the aforesaid acts, deeds, and things regarding development of the aforesaid and mentioned in the schedule of the said registered Agreement for Development, and for all or any of the purposes arising out of the said registered Agreement for Development and hereinbefore stated and to appear and represent me before all concerned authorities having jurisdiction over our said premises and to sign, execute and submit papers and documents relating thereto.
15. Be it specifically stated that the schedule mentioned property is not situated within the Notified Area, Cantonment area Leasehold property and Thika Tenancy Property and no embargo and/or restriction has been imposed by the local

Authority/Competent Authority/ Govt. Authority for transferring the land/flat in question no. violation of the Section 22(A) of Indian Registration Act, 1908 and if restriction prevails, in that event principal will be held responsible for that.

16. The attorneys does obtain special power by this indenture to develop the said schedule property by any means.

AND GENERALLY to act as our Attorneys in relation to all matters touching and concerning our said property and on our behalf to do all instruments, acts, natures, deeds and things as full and effectually as we could do and personally present.

AND we hereby say that we shall ratify and confirm and agree or undertake the act whatsoever our said Attorneys appointed under this Power shall lawfully do and/or causes to be done in the right of or by virtue of these presents including such confirmation and other works till the completion of the whole deal/transaction as per the said registered Agreement for Development.

SCHEDULE OF THE PROPERTY - A

ALL THAT piece and parcel of land being Plot No. 8 by ad-measuring containing an area of 03 cottahs 10 chittacks 17 sq. ft. a little more or less together with structure standing, thereon measuring approximately 1200 sq. ft. formed out of a premises in Tanupukur Road, Thana previously Tollyguuge there after Kasba Now Garfa, Mouza -Dhakuria, Holding No. 276 of Smart's Survey and comprised in Touzi No. 230/2



31

DISTRICT SUB REGISTRAR-V
SOUTH 24 PGS., ALIPORE
2 FEB 2022

and 233, District-South 24 Parganas, and now within the Kolkata Municipal Corporation and being Premises No. 77, Beni Banerjee Avenue, P.S. Kasba now Garfa, P.O.- Dhakuria, Kolkata-700031, Ward No. 92, and butted and bounded in the manner as follows:-

ON THE NORTH : By premises No. 80, B.B. Avenue, Kolkata.
ON THE SOUTH : By premises No. 76, B.B. Avenue, Kolkata.
ON THE EAST : 20'-0 KMC Road.
ON THE WEST : By premises No. 64, B.B. Avenue, Kolkata

SCHEDULE - "B" OWNER'S ALLOCATION

ALL THAT the Owners shall be allotted three self contained residential flats with all fittings and fixtures measuring around 620 sq. ft. more or less built up area - one in the first floor (South East portion), one in the second floor (South East portion) and one in the third floor (North East portion) together with one shop on the ground floor measuring more or less 100 sq ft built up area and one car parking space measuring more or less 137 sq ft built up area at 77, Beni Banerjee Avenue, P.S. Kasba now Garfa, Kolkata 700 031, Ward No. 92, District South 24 Parganas and a non refundable amount of Rs.31,00,000/- (Rupees Thirty One Lakhs) only. The said flat will consist of 2 bed rooms, 1 kitchen cum dining room, 1 toilet and one W.C. with a verandah.

SCHEDULE -C 'DEVELOPER'S ALLOCATION'

ALL THAT the Developer shall be entitled to have the right of the areas of the said constructed building except the part of owners' allocation in the proposed building mentioned in Schedule - "B" above at premises No. 77, Beni Banerjee Avenue, P.S. Kasba now Garfa, Kolkata 700 031, Ward No. 92, District South 24 Parganas.

Subrata Bose
Jagannath Halder
Subrata Bose
Jagannath Halder
Partners of 'AAMAR BARI'
as constituted attorney of
Sri Anil kr. Banerjee
Sri Swapan Kr. Banerjee
Smt Rajani



[Handwritten signature]

DISTRICT SUB REGISTRAR
SOUTH 24 PGS., ALIPORE
2 FEB 2022

IN WITNESS WHEREOF WE, 1) ANIL KUMAR BANERJEE, 2) SWAPAN KUMAR BANERJEE, 3) AMITAVA BANERJEE and 4) SMT. BAISHAKHI BHOWMICK, have hereunto set and subscribed our hands and seals on this the 1st day of February, 2022 in presence of the following witnesses in good health, sound mind, without any undue influence, provocation, whatsoever from any corner.

SIGNED SEALED AND DELIVERED

by the Owners in the presence of:

1. Rahul Dhor
Ap Nagar
Flat - 75

2. Ruma Banerjee
44, Beni Banerjee Avenue
Flat - 34

1. Swapan K Banerjee
2. Anil Kumar Banerjee
3. Baishakhi Bhowmick

4. Amitava Banerjee
Signature of the Owners

SIGNED SEALED AND DELIVERED by the DEVELOPER in the presence of:

1. Rahul Dhor

2. Ruma Banerjee

AAMAR BARI
Subrata Bose Jagannath Halder
Partner Partner

Signature of the Developer

Drafted & prepared by me

Anirban Ghosh
Anirban Ghosh
Advocate
High Court, Calcutta
Mobile: 9830054842
Enrolment No. WB/1778/2010

Subrata Bose
Jagannath Halder
Subrata Bose
Jagannath Halder
Partners of 'AAMAR BARI'
as constituted attorney of
Sri Anil Kr. Banerjee
Sri Swapan Kr. Banerjee
Smt. Baishakhi Bhowmick
Sri Amitava Banerjee



Handwritten signature

DISTRICT SUB REGISTRAR-V
SOUTH 24 PGS., ALIPORE
2 FEB 2022



Handwritten signature

DISTRICT REGISTRAR
SOUTH 24 PARGANAS, ALIPORE
2 FEB 2022

SPECIMEN FORM FOR TEN FINGERPRINTS



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
Right Hand					

Signature Swapan K Banerjee
 Name SWAPAN KRIBANERJEE



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
Right Hand					

Signature Baishakhi Bhownik
 Name BAISHAKHI BHOWNIK



DSC06561(1)

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
Right Hand					

Signature Anil Tavo Banerjee
 Name ANIL TAVO BANERJEE

Subrata Bose
Jayomathi Haldar

Subrata Bose
 Jagannath Halder
 Partners of
 as constituted
 Sri Anil K
 Sri Swapan
 Smt. Baishakhi
 Sri Anil Tavo Banerjee

SPECIMEN FORM FOR TEN FINGERPRINTS



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

Signature

Name ANIL KUMAR BANERJEE



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

Signature

Name SUBRATA ROSE



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

Signature

Name JAGANNATH HALDER

*Subrata Bose
Jagannath Halder*

Subrata Bose
Jagannath Halder
Partners of 'AAMAR BARI'
as constituted attorney of
Sri Anil kr. Banerjee
Sri Swapan Kr. Banerjee
Smt. Balshakhi Bhowmick
Sri Amitava Banerjee



Govt. of West Bengal
Directorate of Registration & Stamp Revenue
GRIPS eChallan

GRN Details

GRN: 192021220173986311 Payment Mode: Online Payment
GRN Date: 31/01/2022 10:07:48 Bank/Gateway: State Bank of India
BRN : IK0BMXHBM5 BRN Date: 31/01/2022 10:01:49
Payment Status: Successful Payment Ref. No: 2000318917/1/2022
[Query No*/Query Year]

Depositor Details

Depositor's Name: Tanmoy Dhar
Address: Ajoynagar
Mobile: 8981314794
Depositor Status: Others
Query No: 2000318917
Applicant's Name: Mr Rahul Dhar
Identification No: 2000318917/1/2022
Remarks: Sale, Development Agreement or Construction agreement

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2000318917/1/2022	Property Registration- Stamp duty	0030-02-103-003-02	9571
2	2000318917/1/2022	Property Registration- Registration Fees	0030-03-104-001-16	24028
			Total	33599

IN WORDS: THIRTY THREE THOUSAND FIVE HUNDRED NINETY NINE ONLY.

Subrata Bose
Jagannath Halder

Subrata Bose
Jagannath Halder
Partners of 'AAMAR BARI'
as constituted attorney of
Sri Anil kr. Banerjee
Sri Swapen Kr. Banerjee
Smt. Balshakhi Bhowmick
Sri Amitava Banerjee



Jagannath Halder

Subrata Bose
Jagannath Halder

Partners of 'AAMAR BARI'
as constituted attorney of
Sri Anil kr. Bhargjee
Sri Swapan Kr. Bhargjee
Smt. Balshakhi Bhargjee
Sri Amitava Banerjee



ভারত সরকার
Unique Identification Authority of India
Government of India

ভারতীয় পরিচয় আইন/Enrollment No.: 1040/19616/11830

To
 জগন্নাথ হালদার
 Jagannath Halder
 15 R TELIPARA LANE
 DHAKURIA Dhakuria S.O
 Dhakuria Kolkata
 West Bengal 700031

11102012



MN157293074DF



আপনার আধার সংখ্যা/ Your Aadhaar No. :

8339 8245 6923

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
GOVERNMENT OF INDIA



জগন্নাথ হালদার
 Jagannath Halder
 পিতা : শিবরাম হালদার
 Father : SHIBRAM HALDER
 জন্ম তারিখ / Year of Birth : 1968
 পুরুষ / Male

8339 8245 6923



আধার - সাধারণ মানুষের অধিকার

Jagannath Halder

Subrata Bose
Jagannath Halder

Subrata Bose
 Jagannath Halder
 Partners of 'AAMAR BARI'
 as constituted attorney of
 Sri Anil kr. Banerjee
 Sri Swapan Kr. Banerjee
 Smt. Balshakhi Ghosh
 Sri Amitava Banerjee



~~XXXXXXXXXXXX~~
~~XXXXXXXXXXXX~~



Subrata Bose

DOB: 03/10/1963

Male

8884 1103 3734



मेरा आधार, मेरी पहचान

Subrata Bose



~~XXXXXXXXXXXX~~
~~XXXXXXXXXXXX~~
Authority of India

Address: S.K. Late Subhash
Chandra Bose, 64B
TANUPUKUR ROAD, Dhakura,
Kolkata, Dhakuria, West Bengal
700031

8884 1103 3734



Subrata Bose
Jagannath Halder

Subrata Bose
Jagannath Halder
Partners of 'AAMAR BARI'
as constituted attorney of
Sri Anil kr. Banerjee
Sri Swapan Kr. Banerjee
Smt. Baishakhi Bhoywick
Sri Amitava Banerjee

1947

help@uidai.gov.in

www.uidai.gov.in



Subrata Bose

*Subrata Bose
Jagannath Halder*

Subrata Bose
Jagannath Halder
Partners of 'AAMAR BARI'
as constituted attorney of
Sri Anil kr. Banerjee
Sri Swapan Kr. Banerjee
Smt. Balshakhi Bhowmick
Sri Amitava Banerjee

PERMANENT ACCOUNT NUMBER

ADMPB5837F



नाम / NAME

ANIL KUMAR BANERJEE

पिता का नाम / FATHER'S NAME

SANTIDHAN BANERJEE

जन्म तिथि / DATE OF BIRTH

19-02-1947

हस्ताक्षर / SIGNATURE

Anil Kumar Banerjee

B. Basu

आयकर अधिकारी, प. नं. XI

COMMISSIONER OF INCOME TAX, W.B. - XI

*Subrata Bose
Jegonmath Halder*

Subrata Bose
Jegonmath Halder
Partners of 'AAMAR BARI'
as constituted attorney of
Sri Anil Kr. Banerjee
Sri Swapan Kr. Banerjee
Smt. Balshakhi Bhownick
Sri Amitava Banerjee

इस कार्ड के खो / भिल जाने पर कृपया जारी करने वाले प्राधिकारी को सूचित / याचना करें।
संबंधित आयकर अधिकारी (पदाधिकारी एवं तकनीकी),
पी-7,
चौमिंग्घर स्क्वायर,
कलकत्ता - 700 069.

In case this card is lost/found, kindly inform/return to
the issuing authority :
Joint Commissioner of Income-tax (Systems & Technical),
P-7,
Chowringhee Square,
Calcutta-700 069.

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SWAPAN KUMAR BANERJEE

SANTIDHAN BANERJEE

06/12/1955

Permanent Account Number

AJMPB5678A

Swapan Kumar Banerjee
Signature



Swapan Kumar Banerjee

Subrata Bose

Jegonnath Halder

Subrata Bose
Jegonnath Halder
Partners of 'AAMAR BARI'
as constituted attorney of
Sri Anil kr Banerjee
Sri Swapan Kr Banerjee
Smt. Balshakti Devi
Sri Amitava Banerjee



भारत सरकार
 Unique Identification Authority of India
Government of India

Enrollment No. : 1507177077101317

To
 Swapan Kumar Banerjee
 S/O Santichan Banerjee
 8, BENI BANERJEE AVENUE
 Dhakuria
 Dhakuria
 Circus Avenue Kolkata
 West Bengal 700031
 9030326172

40115415
 20092019



MD401154154FH



आपका आधार क्रमांक / Your Aadhaar No. :

7667 7812 0777

मेरा आधार, मेरी पहचान



भारत सरकार
 Government of India



Swapan Kumar Banerjee
 DOB : 06/12/1955
 Male



7667 7812 0777

मेरा आधार, मेरी पहचान

Subrata Bose
Jayraman Haldar

Subrata Bose
 Jagannath Halder
 Partners of 'AAMAR BARI'
 as constituted attorney of
 Sri Anil kr. Banerjee
 Sri Swapan Kr. Banerjee
 Smt. Balshakhi Bhowmik
 Sri Amitava Banerjee

Swapan Kumar Banerjee



भारत सरकार
GOVERNMENT OF INDIA



Amitava Banerjee
অমিতা বানার্জী / DOB: 20/09/1979
পুরুষ / MALE



8032 0291 1869

আমার আধার, আমার পরিচয়



भारतीय रिजिस्ट्रार जनरल प्राधिकरण
INDIAN IDENTIFICATION AUTHORITY OF INDIA

Address:

S/O: Shudha Moy Banerjee, 8, Beni Banerjee Avenew,
Dhakuria, Kolkata, West Bengal - 700031



1947



help@uidai.gov.in



www.uidai.gov.in

FD. No. 1847,
Gangabari-GG 901

*Subrata Bose
Jagannath Halder.*

Subrata Bose
Jagannath Halder
Partners of 'AAMAR BARI'
as constituted attorney of
Sri Anil kr Banerjee
Sri Swapan Kr Banerjee
Smt. Balshakhi Bhowmick
Sri Amitava Banerjee

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT OF INDIA



स्थायी लेख: पहचान कार्ड
Permanent Account Number Card
EBSR67330H



30090018

नाम / Name
AMITAVA BANERJEE

पिता का नाम / Father's Name
SHRIDHARMY BANERJEE

जन्म की तारीख /
Date of Birth
20/02/1979

हस्ताक्षर / Signature

यह कार्ड खोने/किसी पर कब्जा करने से बचना चाहिए।
आपका पता ज्ञात नहीं है, यह कार्ड को वापस
करें।
पता: प्लॉट नं. 1, बंगला नं. 997/1,
मॉडल कॉलोनी, नए दूध बंगला चौक, कोलकाता - 700 016



If this card is lost / someone's lost card is found,
please inform / return to:

Income Tax PAN Services Unit, NSDL
5th Floor, Mangal Shopping
Plot No. 1, Survey No. 997/1,
Model Colony, Near Doodh Bangla Chowk,
Kolkata - 700 016

Tel: 011-26122111, Fax: 011-26122110
e-mail: pan@nsdl.com

Subrata Bose
Jegonnath Haider
Subrata Bose
Jegonnath Haider
Partners of 'AAMAR BARI'
as constituted attorney of
Sri Anil kr. Banerjee
Sri Swapan Kr. Banerjee
Smt. Balshakhi Bhowmick
Sri Amitava Banerjee



भारत सरकार

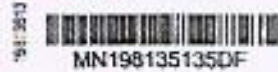


ভারত সরকার

Unique Identification Authority of India
Government of India

ভালিকাকুলি আই ডি/Enrollment No.: 1040/19899/13749

To
বৈশাখী ভৌমিক
Baishakhi Bhowmick
183 SARAT CHATTERJEE ROAD
PARNASREE PALLY Parnasree Pally S.O
Parnasree Pally Kolkata
West Bengal 700060



MN198135135DF



আপনার আধার সংখ্যা/ Your Aadhaar No. :

2139 9179 6548

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
GOVERNMENT OF INDIA

বৈশাখী ভৌমিক
Baishakhi Bhowmick
পিতা : সুধাময় বানার্জী
Father : SUDHAMAY BANERJEE
জন্ম সাল / Year of Birth : 1973
মহিলা / Female



2139 9179 6548

আধার - সাধারণ মানুষের অধিকার

Baishakhi Bhowmick.

Subrata Bose
Jagannath Halder.

Subrata Bose
Jagannath Halder
Partners of 'AAMAR BARI'
as constituted attorney of
Sri Anil Kr. Banerjee
Sri Swapan Kr. Banerjee
Smt. Baishakhi Bhowmick
Sri Amitava Banerjee

তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন অথেন্টিকেশন দ্বারা প্রাপ্ত করান।

INFORMATION

- Aadhaar is proof of identity, not of citizenship
- To establish identity, authenticate online.

- আধার সারা দেশে মান্য।
- আধার ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা প্রাপ্তির সহায়ক হবে।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.

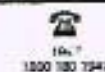
19817513



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:
১৮৩, শরত চ্যাটার্জী রোড, পল্টী
পল্টী, পল্টী পল্লী, কোলকাতা,
পশ্চিমবঙ্গ, ৭০০০৬০

Address:
183, SARAT CHATTERJEE
ROAD, PARNASREE
PALLY, Parnasree Pally S.O.
Parnasree Pally, Kolkata,
West Bengal, 700060



1800 180 1947



help@uidai.gov.in



www.uidai.gov.in



PEO Box No 1947,
Bengaluru 560 031



Baishakhi Bhowmick.






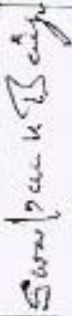



Subrata Bose
Jagannath Halder
Subrata Bose
Jagannath Halder
Partners of 'AAMAR BARI'
As constituted attorney of
Sri Anil kr. Banerjee
Sri Swapan Kr. Banerjee
Smt. Baishakhi Bhowmick
Sri Amitava Banerjee

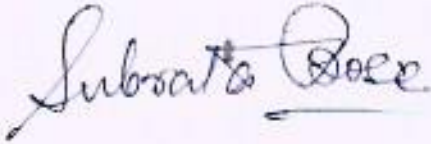


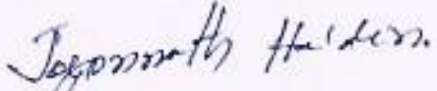
Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
OFFICE OF THE D.S.R. - V SOUTH 24-PARGANAS, District Name :South 24-Parganas
Signature / LTI Sheet of Query No/Year 16302000318917/2022









I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Anil Kumar Banerjee 77, Beni Banerjee Avenue, City:- , P.O:- Dhakuria, P.S:-Kasba, District:-South 24- Parganas, West Bengal, India, PIN:- 700031	Land Lord			 02/02/22
2	Swapan Kumar Banerjee 77, Beni Banerjee Avenue, City:- , P.O:- Dhakuria, P.S:- Kasba, District. South 24-Parganas, West Bengal, India, PIN:- 700031	Land Lord			 02/02/22
3	Amitava Banerjee 77, Beni Banerjee Avenue, City:- , P.O:- Dhakuria, P.S:-Kasba, District:- South 24-Parganas, West Bengal, India, PIN:- 700031	Land Lord	 _DSC06556[1]		 02/02/22





I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	Smt Baishakhi [#] Bhowmick 77, Beni Banorjee Avenue, City:-, P.O:- Dhakuria, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700031	Land Lord			Baishakhi Bhowmick 02/02/22
5	Subrata Bose 64B, Tanupukur Road, City:-, P.O:- Dhakuria, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700031	Represent ative of Developer [AAMAR BARI]			Subrata Bose 02/02/2022
6	Jagannath Halder 15R, Telipara Lane, City:-, P.O:- Dhakuria, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700031	Represent ative of Developer [AAMAR BARI]			Jagannath Halder 02/02/22
Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr Rahul Dhar Son of Late Ranjit Dhgr Ajoynagar, City:-, P.O:- Santoshpur, P.S:-Purba Jadabpur, District:-South 24- Parganas, West Bengal, India, PIN:- 700075	Anil Kumar Banerjee, Swapan Kumar Banerjee, Amitava Banerjee, Smt Baishakhi Bhowmick, Subrata Bose, Jagannath Halder			Rahul Dhar 02/02/22

Subrata Bose

Jagannath Halder

(Rita Lepcha)

Query No:-16302000318917/2022, 02/02/2022 12:20:14 PM SOUTH 24 PARGANAS (D.S.R. - V)
Subrata Bose
Jagannath Halder
Partners of 'AAMAR BARI'
as constituted attorney of
Sri Anil kr. Banerjee
Sri Swapan Kr. Banerjee
Smt. Baishakhi Bhowmick
Sri Amitava Banerjee

DISTRICT SUB-
REGISTRAR
OFFICE OF THE D.S.R. -
V SOUTH 24-PARGANAS
South 24-Parganas, West
Bengal

Subrata Bose
Jagannath Halders.

Subrata Bose
Jagannath Halders
Partners of 'AAMAR BARI'
as constituted attorney of
Sri Anil Kr. Banerjee
Sri Swapan Kr. Banerjee
Smt. Balshakhi Bhattacharya
Sri Amitava Banerjee

Major Information of the Deed

Deed No :	1-1630-01097/2022	Date of Registration	07/02/2022
Query No / Year	1630-2000318917/2022	Office where deed is registered	
Query Date	27/01/2022 11:06:28 PM	1630-2000318917/2022	
Applicant Name, Address & Other Details	Rahul Dhar Ajoynagar, Thana : Purba Jadabpur, District : South 24-Parganas, WEST BENGAL, PIN - 700075, Mobile No. : 8981314794, Status :Deed Writer		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4002] Power of Attorney, General Power of Attorney [Rs : 1/-], [4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 24,00,000/-]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 89,43,844/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 10,071/- (Article:48(g))	Rs. 24,060/- (Article:E, E, E.)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip. (Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Kasba, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Beni Banerjee Avenue, , Premises No: 77, , Ward No: 092 Pin Code : 700031

Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu		3 Katha 10 Chatak 17 Sq Ft	1/-	86,19,844/-	Width of Approach Road: 20 Ft.,
Grand Total :					6.0202Dec	1 /-	86,19,844 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1200 Sq Ft.	1/-	3,24,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 1200 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		1200 sq ft	1 /-	3,24,000 /-	



 Subrata Bose
 Jagonath Halder
 Partners of 'AAMAR BARI'
 as constituted attorney of
 Sri Anil Kr. Banerjee
 Sri Swapan Kr. Banerjee
 Smt. Balshakhi Bharamick
 Sri Amitava Banerjee

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>Anil Kumar Banerjee Son of Late Santidhan Banerjee 77, Beni Banerjee Avenue, City:- , P.O:- Dhakuria, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700031 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ADxxxxxx7F, Aadhaar No: 76xxxxxxxx3255, Status :Individual, Executed by: Self, Date of Execution: 02/02/2022 , Admitted by: Self, Date of Admission: 02/02/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 02/02/2022 , Admitted by: Self, Date of Admission: 02/02/2022 ,Place : Pvt. Residence</p>
2	<p>Swapan Kumar Banerjee (Presentant) Son of Late Santidhan Banerjee 77, Beni Banerjee Avenue, City:- , P.O:- Dhakuria, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700031 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AJxxxxxx8A, Aadhaar No: 76xxxxxxxx0777, Status :Individual, Executed by: Self, Date of Execution: 02/02/2022 , Admitted by: Self, Date of Admission: 02/02/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 02/02/2022 , Admitted by: Self, Date of Admission: 02/02/2022 ,Place : Pvt. Residence</p>
3	<p>Amitava Banerjee Son of Late Sudhamoy Banerjee 77, Beni Banerjee Avenue, City:- , P.O:- Dhakuria, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700031 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: EBxxxxxx0H, Aadhaar No: 80xxxxxxxx1869, Status :Individual, Executed by: Self, Date of Execution: 02/02/2022 , Admitted by: Self, Date of Admission: 02/02/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 02/02/2022 , Admitted by: Self, Date of Admission: 02/02/2022 ,Place : Pvt. Residence</p>
4	<p>Smt Baishakhi Bhowmick Daughter of Late Sudhamoy Banerjee 77, Beni Banerjee Avenue, City:- , P.O:- Dhakuria, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700031 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: CHxxxxxx8N, Aadhaar No: 21xxxxxxxx6548, Status :Individual, Executed by: Self, Date of Execution: 02/02/2022 , Admitted by: Self, Date of Admission: 02/02/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 02/02/2022 , Admitted by: Self, Date of Admission: 02/02/2022 ,Place : Pvt. Residence</p>

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>AAMAR BARI 64B, Tanupukur Road, City:- , P.O:- Dhakuria, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700031 , PAN No.:: ABxxxxxx4B,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative</p>

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>Subrata Bose Son of Late Subhash Chandra Bose 64B, Tanupukur Road, City:- , P.O:- Dhakuria, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700031, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AHxxxxxx7D, Aadhaar No: 88xxxxxxxx3734 Status : Representative, Representative of : AAMAR BARI (as Partner)</p>

Subrata Bose
Jagannath Halder

Subrata Bose
 Jagannath Halder
 Partners of 'AAMAR BARI'
 as constituted attorney of
 Sri Anil kr. Banerjee
 Sri Swapan Kr. Banerjee

2	Jagonnath Halder Son of Shri Shiboram Halder 15R, Telipara Lane, City:- , P.O:- Dhakuria, P.S:-Kasba, District:-South 24- Parganas, West Bengal, India, PIN:- 700031, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ABxxxxxx9H, Aadhaar No: 83xxxxxxxx6923 Status : Representative, Representative of : AAMAR BARI (as Partner)
---	---

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Rahul Dhar Son of Late Ranjit Dhar Ajoynagar, City:- , P.O:- Santoshpur, P.S:- Purba Jadabpur, District:-South 24- Parganas, West Bengal, India, PIN:- 700075			

Identifier Of Anil Kumar Banerjee, Swapan Kumar Banerjee, Amitava Banerjee, Smt Baishakhi Bhowmick, Subrata Bose, Jagonnath Halder

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Anil Kumar Banerjee	AAMAR BARI-1.50505 Dec
2	Swapan Kumar Banerjee	AAMAR BARI-1.50505 Dec
3	Amitava Banerjee	AAMAR BARI-1.50505 Dec
4	Smt Baishakhi Bhowmick	AAMAR BARI-1.50505 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Anil Kumar Banerjee	AAMAR BARI-300.00000000 Sq Ft
2	Swapan Kumar Banerjee	AAMAR BARI-300.00000000 Sq Ft
3	Amitava Banerjee	AAMAR BARI-300.00000000 Sq Ft
4	Smt Baishakhi Bhowmick	AAMAR BARI-300.00000000 Sq Ft

Subrata Bose
Jagonnath Halder
Subrata Bose
Jagonnath Halder
Partners of 'AAMAR BARI'
as constituted attorney of
Sri Anil kr. Banerjee
Sri Swapan Kr. Banerjee
Smt. Baishakhi Bhowmick
Sri Amitava Banerjee

On 02-02-2022

Presentation(Under Section 52 & Rule 22A(3) 46(1), W.B. Registration Rules, 1962)

Presented for registration at 18:10 hrs on 02-02-2022, at the Private residence by Swapan Kumar Banerjee , one of the Executants

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 89,43,844/

Admission of Execution (Under Section 58, W.B. Registration Rules, 1962)

Execution is admitted on 02/02/2022 by 1. Anil Kumar Banerjee, Son of Late Santidhan Banerjee, 77, Beni Banerjee Avenue, P.O: Dhakuria, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700031, by caste Hindu, by Profession Business, 2. Swapan Kumar Banerjee, Son of Late Santidhan Banerjee, 77, Beni Banerjee Avenue, P.O: Dhakuria, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700031, by caste Hindu, by Profession Business, 3. Amitava Banerjee, Son of Late Sudhamoy Banerjee, 77, Beni Banerjee Avenue, P.O: Dhakuria, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700031, by caste Hindu, by Profession Business, 4. Smt Baishakhi Bhowmick, Daughter of Late Sudhamoy Banerjee, 77, Beni Banerjee Avenue, P.O: Dhakuria, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700031, by caste Hindu, by Profession House wife

Identified by Mr Rahul Dhar, , , Son of Late Ranjit Dhar, Ajoynagar, P.O: Santoshpur, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by profession Others

Admission of Execution (Under Section 58, W.B. Registration Rules, 1962) [Representative]

Execution is admitted on 02-02-2022 by Subrata Bose, Partner, AAMAR BARI (Partnership Firm), 64B, Tanupukur Road, City:- , P.O:- Dhakuria, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700031

Identified by Mr Rahul Dhar, , , Son of Late Ranjit Dhar, Ajoynagar, P.O: Santoshpur, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by profession Others

Execution is admitted on 02-02-2022 by Jagonnath Halder, Partner, AAMAR BARI (Partnership Firm), 64B, Tanupukur Road, City:- , P.O:- Dhakuria, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700031

Identified by Mr Rahul Dhar, , , Son of Late Ranjit Dhar, Ajoynagar, P.O: Santoshpur, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by profession Others

Rita Lepcha

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - V SOUTH 24-PARGANAS

South 24-Parganas, West Bengal

On 07-02-2022

Certificate of Admissibility(Rule 43, W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48 (g) of Indian Stamp Act 1899.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 24,060/- (B = Rs 24,000/- ,E = Rs 28/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 32/-, by online = Rs 24,028/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

Online on 31/01/2022 10:08AM with Govt. Ref. No: 192021220173986311 on 31-01-2022, Amount Rs: 24,028/-,

Bank: State Bank of India (SBIN0000001), Ref. No. IK0BMXHB5 on 31-01-2022, Head of Account 0030-03-104-001-16

Subrata Bose
Jagonnath Halder

Subrata Bose
Jagonnath Halder
Partners of 'AAMAR BARI'
as constituted attorney of
Sri Anil Kr. Banerjee
Sri Swapan Kr. Banerjee
Smt. Baishakhi Bhowmick
Sri Amitava Banerjee


Payment of Stamp Duty

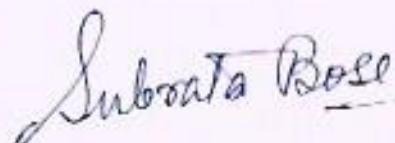
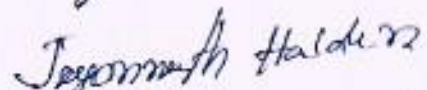
Certified that required Stamp Duty payable for this document is Rs. 10,071/- and Stamp Duty paid by Stamp Rs 500/-
by online = Rs 9,571/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 2388, Amount: Rs.500/-, Date of Purchase: 02/02/2022, Vendor name: Jayanta Dey

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 31/01/2022 10:08AM with Govt. Ref. No: 192021220173986311 on 31-01-2022, Amount Rs: 9,571/-, Bank:
State Bank of India (SBIN0000001), Ref. No. IK0BMXHBM5 on 31-01-2022, Head of Account 0030-02-103-003-02


Rita Lepcha
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - V SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal



Subrata Bose
Jagannath Halder
Partners of 'AAMAR BARI'
as constituted attorney of
Sri Anil kr. Banerjee
Sri Swapn Kr. Banerjee
Smt. Balshakhi Bhowmick
Sri Amitava Banerjee

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1630-2022, Page from 30548 to 30613

being No 163001097 for the year 2022.



Digitally signed by RITA LEPCHA DAS
Date: 2022.02.08 17:59:07 +05:30
Reason: Digital Signing of Deed.

(Rita Lepcha) 2022/02/08 05:59:07 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - V SOUTH 24-PARGANAS
West Bengal.

Subrata Bose
Jagannath Halder
Subrata Bose
Jagannath Halder
Partners of 'AARJAN BARI'
as constituted attorney of
Sri Anil Kr. Banerjee
Sri Swapan Kr. Banerjee
Smt. Balshakhi Bhowmick
Sri Amitava Banerjee

(This document is digitally signed.)